



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 24, 2005

REPORT NO. HO 05-145

ATTENTION: Hearing Officer

SUBJECT: KRUPENS RESIDENCE - PROJECT NO. 6871

LOCATION: 1720 Ocean Front Street

APPLICANT: Ron Self

SUMMARY

Requested Action: Should the Hearing Officer approve Coastal Development Permit No. 11546, Site Development Permit No. 11557, and Encroachment Maintenance Removal Agreement No. 220894 to demolish one of two existing residential units and construct a new attached unit and garage?

Staff Recommendation: Approve Coastal Development Permit No. 11546, Site Development Permit No. 11557, and Encroachment Maintenance Removal Agreement No. 220894.

Community Planning Group Recommendation: The Ocean Beach Planning Board voted 10-1-0 to recommend approval of the project on November 3, 2004, with recommendations.

Environmental Review: A Negative Declaration, LDR No. 6871, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. No mitigation was required.

BACKGROUND

The 0.15-acre project site is located at 1720 Ocean Front Street in the RM-2-4 Zone, Coastal Overlay Zone (appealable), First Public Roadway, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, Beach Parking Impact Overlay Zone, Airport Environs Overlay Zone (AEOZ), within the Ocean Beach Precise Plan and Local Coastal Program Addendum.

This project is located in the RM-2-4 Zone. The purpose of the RM Zones is to provide for multiple dwelling unit development at varying densities. The RM-2-4 Zone permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area. This zone establishes development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

This parcel is located along Sunset Cliffs in Ocean Beach above the Pacific Ocean. The existing flat lot supports a one story wood framed building with two residential units. Access is provided along the western and northern portion of the property by two alleys; Ocean Front Street on the west and an unnamed alley on the north. Adjacent land uses consist of residential to the north, west, and east, and a coastal bluff overlooking the Pacific Ocean to the south. The coastal bluff edge is located within the property boundaries. The property line is located approximately 20 feet down the coastal bluff. The coastal bluff edge is located at the break in slope near an existing two to five foot high retaining wall. The land descends down the approximately forty-five foot high bluff to the ocean below. The City has a public right-of-way for Ocean Boulevard/Santa Cruz Avenue in the bluff area, between the southern property boundary and southward to the mean high tide line. This right-of-way was dedicated for public use. This bluff area is neither dedicated park land nor designated park land. A retaining wall and public walkway exist along the southern portion of this bluff, below the existing residences. This retaining wall helps to support and stabilize the project's coastal bluff slope.

DISCUSSION

Project Description:

The project proposes to demolish one of two existing residential units and construct a new attached residential unit. The addition is proposed as two-stories at a maximum height of 29-feet. The building will be under the maximum 30-foot height limit allowed by the zone. The existing building floor area is 2,117 square feet, and the proposed floor area is 2,414 square feet. The total floor area for the premises will be 4,531 square feet, for a Floor Area Ratio (FAR) of 0.70 which does not exceed the zone requirement of 0.70. The project is required and will provide five off-street parking spaces; two two-car garages, one uncovered paved parking space. The project conforms to all required yard setbacks for the underlying zone. The proposed development is located between the shoreline and the first public roadway, therefore views to the ocean are required to be preserved. A deed restriction is required as a permit condition to preserve a visual corridor of not less than the side yard setbacks (see discussion of issues below).

The physical design of the proposed building would be contemporary, wood-frame construction with a darker colored stucco exterior. Patio decks will include large glass windows for a southern view of the ocean. The new landscaping theme includes palms, medium and low shrubs, ground cover, and flowers. The project would improve the alley frontage with plants. The southern 20-foot wide bluff setback area that can be planted would include a concrete patio with low lying shrubs.

The project is located in the appealable Coastal Overlay Zone, thus requiring a Process 3 Coastal Development Permit. The project is within one hundred feet of the bluff edge in the Sensitive Coastal Overlay Zone, thus requiring a Process 3 Site Development Permit based on the Environmentally Sensitive Lands regulations. The project also requires a Process 2 Encroachment Maintenance Removal Agreement to maintain the existing retaining walls located in the City right-of-way of Ocean Boulevard/Santa Cruz Avenue, which is located below the structures.

The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). Negative Declaration, LDR No. 6871, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The proposed project would not have a significant effect on the environment, therefore no mitigation was required.

All new development is required to be in conformance with the Coastal Bluffs and Beaches Guidelines based on the Sensitive Coastal Overlay Zone and Environmentally Sensitive Lands regulations. The proposed addition is required to be located at least twenty-five feet landward from the coastal bluff edge. Staff has determined that the project is in conformance with this requirement as the closest corner of the existing and proposed addition would be approximately twenty-six feet from the nearest designated bluff edge.

Community Plan Consistency:

The project is within the multi-family medium density designation (25 du/ac) as identified in the Ocean Beach Precise Plan. The project demolishes one of the two existing units and constructs an attached new unit. There is no change to the overall housing supply. The project meets the Residential Element recommendations in the Ocean Beach Precise Plan by supplying five off-street parking spaces. The project also meets the Community Appearance and Design Element recommendations in the Ocean Beach Precise Plan by preserving and enhancing views available from elevated areas and those adjacent to the beaches. The project contains no variances that would compromise visual access.

Discussion of Issues:

1. Community Group – The Ocean Beach Planning Board voted 10-1-0 to recommend approval of the project on November 3, 2004 with proposed recommendations. The group recommended the undergrounding of utility poles to the property, the project meeting the 30-foot height limit, and every effort made to keep all construction staging equipment on the property and not blocking the alley. The adjacent Ocean Front Condo Association expressed concerns with the project at this Board meeting. This condo association noted they would rely on the sound judgment of the planning Board and the City to evaluate and monitor the project. Most concerns dealt with meeting code requirements and construction practices. City staff reviewed the project, and finds that the final plan set conforms to all required yard setbacks, floor area ratio, height, parking and other requirements for the underlying zone. No Variances are required. The applicants are aware of the neighbors concerns regarding construction traffic and noise, and plan to meet construction requirements and will be sensitive to the neighbors concerns.

According to the Board, the issue of undergrounding utility lines in the Ocean Beach area is to lessen the visual pollution in the beach areas, so they have been asking all map waivers and some new construction to underground the utility lines that are on their property. The project is not requesting a waiver from undergrounding utilities, and is not required to underground off-site utilities. The Ocean Beach area is on the Utility Underground Conversion Project Master Plan 2004 for allocation to underground. Based on the high cost to implement this recommendation and the fact that this area is scheduled for undergrounding in the future, no further action has been taken to require off-site undergrounding.

2. Coastal Commission – A review letter dated July 21, 2003 was received from the California Coastal Commission. The Coastal Commission staff noted “no comments” in their review of the project plans. It should be noted that the proposed development is located between the shoreline and the first public roadway; therefore views to the ocean shall be preserved. The proposed development will adhere to the required yard area setbacks pursuant to the Land Development Code. A Deed Restriction is a condition of approval to preserve a visual corridor of not less than the side yard setbacks, in accordance with the requirements of San Diego Municipal Code Section 132.0403(b). The proposed development will not impact any physical access way and will protect public views as recommended in the Ocean Beach Precise Plan and Local Coastal Program Addendum land use plans.

3. Airport Authority - The project will require an aviation easement as conditioned by the Airport Authority. This requirement was not based on an increase in units as the project has no net gain in the number of units. The aviation easement was required by the Airport Authority since the project is within the 65 dba zone. In addition, a phone call was received from the San Diego County Regional Airport Authority on May 3, 2005 noting this project is within the Airport Influence Area for the Airport Comprehensive Land Use Plan and therefore is required to be submitted for a consistency determination. City staff previously found this project consistent with the CLUP; therefore the City is not requiring submission to the Airport Authority for a consistency determination.

Conclusion:

In summary, staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Ocean Beach Precise Plan and Local Coastal Program Addendum, the RM-2-4 Zone, and the City of San Diego Progress Guide and General Plan.

ALTERNATIVE(S)

1. Approve Coastal Development Permit No. 11546, Site Development Permit No. 11557, and Encroachment Maintenance Removal Agreement No. 220894, with modifications.
2. Deny Coastal Development Permit No. 11546, Site Development Permit No. 11557, and Encroachment Maintenance Removal Agreement No. 220894, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Diane Murbach, Development Project Manager

Attachments:

1. Project Location Map/Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Project Plans (to Hearing Officer)
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation (to Hearing Officer)
8. Coastal Commission letter (to Hearing Officer)
9. Negative Declaration (to Hearing Officer)
10. Ownership Disclosure Statement (to Hearing Officer)
11. Notice of Hearing (to Hearing Officer)